



SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
JANUARY 18, 2007
APPROVED 2/8/2007
DRAFT STUDY SESSION MINUTES

PRESENT: Jim Lane, Councilman
Jeremy Jones, Vice-Chairman
James Heitel, Commissioner
Michael Edwards, Design Member
Michael Schmitt, Design Member
Michael D'Andrea, Development Member
David Brantner, Development Member

STAFF: Steve Venker
Tim Curtis
Don Hadder
Dan Symer
Hank Epstein
Mac Cummins
Kim Chafin
Jesus Murillo
Greg Bloemberg

CALL TO ORDER

The study session of the Scottsdale Development Review Board was called to order by Councilman Lane at 12:27 p.m.

ROLL CALL

A formal roll call was conducted confirming Members present as stated above.

DISCUSSION

1. **REVIEW DRB CASES**

CONSENT AGENDA

3. 18-PP-2006 High Point Ranch Preliminary Plat

4. 105-DR-2006 Stearns Financial Services

Board Member Edwards suggested that the mechanical screen enclosure be pushed back 15 to 20 feet so the cylindrical element would have more prominence. He commented that as designed the screen would be a dominant factor when viewed from the freeway. Vice-Chairman Jones recalled discussion regarding moving equipment during the original approval. He noted that a review of the original approval would be helpful in making a decision on the application. He suggested the item be pulled to the regular agenda for discussion on changes from the original design.

In response to a question by Board Member Jones, Mr. Curtis explained that the original owner decided not to occupy the building; the new use requires a use permit. The most significant change to the building design is the addition of a drivethrough bank window.

In response to an inquiry by Board Member Edwards, Mr. Curtis confirmed that the fountains would require approval by the Water Conservation Department.

5. 129-DR-2006 PHO Joshua Tree Verizon WCF

6. 131-DR-2006 TPC Desert Golf Course

Board Member D'Andrea complimented the design and expressed concern about the jagged roofline on the west elevation. Mr. Larson presented a scale model of the building, which satisfied Board Member D'Andrea's concern.

Board Member Schmitt commented that the design was exceptional. In response to a question by Board Member Schmitt, Mr. Larson clarified that the weathered zinc material originally considered for the roof was being replaced by a zinc coating on steel. Faux stone is noted in the report because it will be the fallback material if the real stone is cut from the budget.

7. 14-PP-2006 Topaz by Starpointe

Board Member D'Andrea noted a conflict and recused himself from the discussion.

In response to a question by Commissioner Heitel, Ms. Chafin noted that a stipulation was included requiring the Applicant to maintain public access by the canal during construction. The applicant will be building sidewalk up to the property line to facilitate access to future improvements that the City intends to build along the canal bank.

In response to a question by Board Member Schmitt, Ms. Chafin confirmed that the Fire Department does not require a cul-de-sac at the end of East Solano Drive.

Ms. Chafin explained that the rendering did not accurately depict the entry wall and gate area; the wall to the side of the opening would be shielded by landscaping and would not be visible from San Miguel.

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8. 19-PP-2006 Granite Reef Circle Lofts

In response to a question by Vice-Chairman Jones, Mr. Bloemberg explained the Granite Reef Circle Lofts were previously approved as a condominium project and the project should have been approved as a subdivision.

REGULAR AGENDA

15-PP-2006	<u>DC Ranch 1.1</u>
91-DR-2006	<u>DC Ranch 1.1</u>
16-PP-2006	<u>DC Ranch 1.2</u>
92-DR-2006 & 16	<u>DC Ranch 1.2</u>
80-DR-2006	<u>Princess Mixed Use</u>
133-DR-2006	<u>Basis School</u>

STUDY SESSION

2. 9-GP-2006/14-ZN-2006 (The Condos@Hayden), Site Plan Review

Mr. Venker noted the item was being continued to the next DRB study session.

ADMINISTRATIVE REPORT

Mr. Venker reminded the Board that Councilman Ecton requested a change in the July meeting schedule. It was the consensus of the Board that July 28th would be acceptable for the second meeting of that month.

Staff approvals

- 117-DR-2006, Verizon PHO Arabian WCF
- 122-DR-2006, T-Mobile Ph 10937B Traffic Signal WCF
- 127-DR-2006, Verizon PHO Mirabel Faux Cactus WCF

The Board had no questions for staff concerning the staff approvals.

ADJOURNMENT

With no further business to discuss, the study session of the Development Review Board adjourned at 12:53 p.m.

Respectfully submitted,
AV-Tronics, Inc.

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REGULAR AGENDA

4. 105-DR-2006 Stearns Financial Services

Mr. Curtis addressed the Board. Highlights of his presentation included a contextual aerial of the site and site elevations. He reiterated that the significant difference on the site from the original Development Review Board approval was the addition of a drivethrough on the north side of the building. He noted that the mechanical screening on the roof could be pushed back while still complying with the 50 percent rule.

In response to concerns by Board Member Edwards, Mr. Moosavi expressed a willingness to move the mechanical screening in order to make the cylindrical feature more pronounced.

Vice-Chairman Jones noted that a review of the previously approved drawings confirmed the current submission conformed to that design.

VICE-CHAIRMAN JONES MOVED FOR APPROVAL OF CASE 105-DR-2006, WITH THE STIPULATION THAT THE STRAIGHT MECHANICAL SCREEN BE MOVED AT LEAST 15 FEET BACK FROM THE PARAPET. SECONDED BY COMMISSIONER HEITEL, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0).

9. 15-PP-2006 DC Ranch 1.1

10. 91-DR-2006 DC Ranch 1.1

Board Member Edwards noted a conflict and recused himself from 15-PP-2006 and 91-DR-2006.

Mr. Epstein reviewed the site plan and preliminary plat of the 17-acre portion, which would be devoted to the commercial element of the project. Parcel 1.1 -- commercial element

11. 16-PP-2006 DC Ranch 1.2

12. 92-DR-2006 & 16 DC Ranch 1.2

Ms. Garbo introduced the conceptual site plan and elevations of the nine-acre portion of the project dedicated to the residential element.

In response to a question by Vice-Chairman Jones about building height, Ms. Garbo explained that no dwelling existed in the portion of the roof that exceeded 56-feet and was not counted towards the building height.

In response to an inquiry by Board Member Schmitt, Ms. Garbo indicated the location of the hotel within the commercial area of the site. Mr. Epstein clarified that phase G is the site for an office building which will contain office